



# **CITY OF ST. MARYS, GEORGIA**

**April 4, 2013 at 5:00 p.m.**

## **MINUTES**

### **ST. MARYS INTRACOASTAL GATEWAY COMMITTEE MEETING MINUTES**

- I. CALL TO ORDER at 5:00 pm by Mr. Gant
- II. ROLL CALL: *Mr. Jim Lomis, Mr. Sidney Howell ; Mrs. Teddie Lockhart ;Mr. Jim Gant; Mr. John Morrissey; Mr. Craig Root; Ms. Kay Westberry; Mr. David Keating; Mrs. Mary Neff; Mr. Roger A. Weaver; Mr. Steve Crowell; and Mr. A. Jones, III* QUORUM: YES XX NO
- III. Absent: *Mr. Phil Jones*
- IV. Guests: *Ms. Loretta Cockrum; Mrs. Cheri Richter; Mr. Tom Richter; Ms. Kristin Stringer; Mr. Thomas O'Neill; Mr. Joe Knighton; Mr. Bob Nutter; Mrs. Linda Nutter; Mr. Richard Russell; Ms. Johna Rush; Mr. Fred Boyles and Mr. Chris Thurner*
- V. APPROVAL OF MINUTES: *Review and approval of minutes of February 11, 2013 - Motion by Mr. John Morrissey; Second by Ms. Kay Westberry. A motion to approve the agenda was added and made by Ms. Kay Westberry; Second by Mr. Craig Root. All were in favor.*
- VI. GRANTING AUDIENCE TO THE PUBLIC – AGENDA ITEMS ONLY – NO COMMENTS
- VII. OLD BUSINESS:
  - A. Update on the Coastal Incentive Grant (CIG): *Mr. Weaver reported on the signage suggestions that were received from the Department of Natural Resources (DNR). Recommendation is to use the full color aluminum signs for the project.*
  - B. Update on the Transportation Enhancement (TE) Grant: *Mr. Weaver reported that he is waiting on approval from the Georgia Department of Transportation (GDOT) to move on to the next phase of this project. Right of way acquisition will be the next step and since there is no right of way needed for this project, hopefully the process will move quickly.*
  - C. CIG Grant Request: *Mr. Weaver reported that results of this request will not be received until May 2013. The new grant will be for additional mooring dolphins to protect the floating dock at the pavilion and to put an additional floating dock down at the St. Marys Intracoastal Gateway (SMIG) property.*
- VIII. NEW BUSINESS:
  - A. Feasibility/Best Use Study Presentation: *Mr. O'Neill gave presentation on the report submitted to the SMIG committee. This report contained three proposed hotels for the property. The first two hotels are service hotels that are modern in style but photographs chosen are from areas that have more historic styles, and the third is a full service hotel. Mr. O'Neill discussed the steps that he took to create the report. The first step was the Highest and Best Use Analysis. During this analysis it was determined that the area already contains restaurants and museums and should fill the need of visitors who request full service hotel amenities. While reviewing the Highest and Best Use a resort use was determined to be missing from St. Marys. After reviewing occupancy rates then he looked at a composite of financial statements. The next step would be to complete a cash flow for 10 years that cash flow is valued at a*



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*discount rate. A full service hotel would be the most costly option but would be the most value to the city. Mr. O'Neill felt that a hotel helps acquaint people with St. Marys since some people do not chose to stay in bed and breakfasts. After Mr. O'Neill finished his report, Mrs. Cockrum, of FORAM Group addressed the group and noted that she would offer to mentor the SMIG committee as they moved forward with this project at no cost. She stated that although the development is a risk, there are people interested in being that pioneer and the feasibility study entices them to listen. AJ will provide any one requesting a copy of the report in 1-2 weeks.*

IX. REPORT OF SUB-COMMITTEES: NONE

X. GRANTING AUDIENCE TO THE PUBLIC –ANY ITEM RELATED TO THE SMIG MISSION:

XI. ADJOURNMENT: *was at 6:15 pm with a motion by Mr. Howell and second by Mrs. Westberry. All were in favor.*

**NEXT MEETING WILL BE ANNOUNCED AT A LATER DATE**

*Destiny is not a matter of chance, it is a matter of choice; it is not a thing to be waited for, it is a thing to be achieved.*

*William Jennings Bryan quoted at the Council presentation on June 14, 2010 regarding the 100 Ready Street Project*